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Government
Publications

City of Toronto

Buildings Department

FORM NO. 100-1 (REV. 1-66)
CITY OF TORONTO
DEPARTMENT OF BUILDINGS

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FOUNDATION WALL
MAIN BEAM
JOISTS SETTLED
JOISTS
FLOOR
FURNACE DEFECTIVE
HEATING EQUIPMENT
SMOKE P. DISCONN
SMOKE P. GASES
CEILING, O.S.P. UN
FLOOR DRAIN
TRAP
TOILET PARTITION
FLUSH TANK

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HOUSING
STANDARDS
DIVISION

Annual Report 1967

TO THE MAYOR
MEMBERS OF BOARD OF CONTROL
AND CITY COUNCIL

I am pleased to submit the Annual Report for the
Housing Standards Division of my Department for the year 1967.

This report is an expansion on information which is
contained in the Annual Report of the Department.

H. Welwood

Commissioner of Buildings

JAMES W. WOOD CO.	
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LEGISLATION

Early in 1967 an application was made by the City of Toronto to the government of the Province of Ontario for amendment to the provisions in the City of Toronto Act relating to authority to adopt and enforce a Housing Standards By-Law.

The request for these amendments arose from experience in the administration and enforcement of the current Housing Standards By-Law 22544.

The amendments requested by the City to the enabling legislation were granted in 1967. Basically these amendments clarify the position of the City in carrying out required work on behalf of the owner, allow for the adoption of a maintenance and occupancy by-law (in comparison with a "standard of fitness for human habitation" by-law which is presently in force), strengthen the method of service of notice, fix responsibility on the true owner of a property, and provide for adoption of an appeal procedure. The amendments also allow for the registration of a work order against title of the property.

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As a result of the amended legislation, it has been necessary to prepare a new by-law utilizing the provisions of the Act. This by-law is in final draft form and should be presented to City Council for its consideration early in 1968.

DIVISION REORGANIZATION

A new inspection report form has been developed which eliminates 85% of the writing which the Inspectors had been doing under the previous system. This report form was introduced in the middle of the year and has resulted and will continue to result in increased productivity and in the elimination of a major source of error.

Machine Written Letters

Flexowriters were installed during the year, and their use has eliminated a vast amount of repetitious manual typing. With the introduction of the new report form, a system was devised using one or more of six hundred edge-punched cards to automatically type specific violations. Three such machines are in operation in the Division.

Performance Reporting

During letter production on the flexowriters, necessary statistical information is automatically collected. This information is transferred

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to the computer in the Organization and Methods Division of the Finance Department and is retained there in a form which ensures speedy and accurate recovery. Commencing in 1968, these statistics will be used to produce periodic performance reports to aid in the evaluation of the performance of the Division, a district or individual Inspector. The data will also be available in providing statistics for future quarterly and annual reports.

File and Inspection Control

A revised system of file control and production control by Inspector has been devised and is in operation based upon the use of shelf filing which guarantees the complete turnover once a month of all existing files. At current levels of production, this involves a total of from 5,000 to 6,000 individual files.

Continuous Feed Stationery and Use of Form Sets

Coupled with the use of the flexowriters and owing to the volume of letter production (approximately 1,500 letters per month) continuous feed stationery is used. In other parts of the Division, simplified form sets have been introduced which eliminate error and ensure adequate control of all complaints and referrals.

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District Reorganization

In conjunction with the change in procedure mentioned above, a change was also initiated in the organization of the inspection programme throughout the City. The method used is to rely upon the census tracts and to allot to each Inspector a number of tracts for which he is responsible. This group of tracts is considered a district, and each Senior Inspector has been awarded an area comprising several districts. In this way there is an Inspector for each part of the City under the control of a Senior Inspector. In addition to these divisions, there are areas of the City which are being inspected on a door-to-door basis (See under Door-to-Door Inspection Areas.) The programme is such that complaints received can be attended to almost immediately, and by being designated a particular district an Inspector is able to become familiar with the problems of the area and to inspect properties which he observes as not being kept up to the standard.

Inspection Manual

With the introduction of the new system of inspection and control, it was necessary to produce standard procedures for the use of these systems. It was, therefore, determined to produce a manual incorporating all of the systems and other data relating to the Inspectors' duties in the

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form of a training manual. This manual also contains information on related by-laws, policy and general information on other Departments. The manual will be added to as time goes on but is being produced in its basic form at the present time. It is hoped to incorporate many of the lectures which have been given to the Inspectors on subjects related to their work so that a permanent record will be available for their information and guidance.

PUBLICATIONS

Money was budgeted for 1967 for the production of publications intended to inform the public of the activities and purposes of Housing inspection. The major publication which was contemplated was a booklet prepared in lay language outlining the requirements of the Housing Standards By-Law and other related by-laws having a bearing on the use and occupancy of housing. It was, however, decided to delay this publication pending the preparation of the by-law using the amended provisions of the City of Toronto Act, and it is not now contemplated that this publication will be available until 1968.

With the change in inspection procedure and letter production, it was found that a public information document relating to repairs was

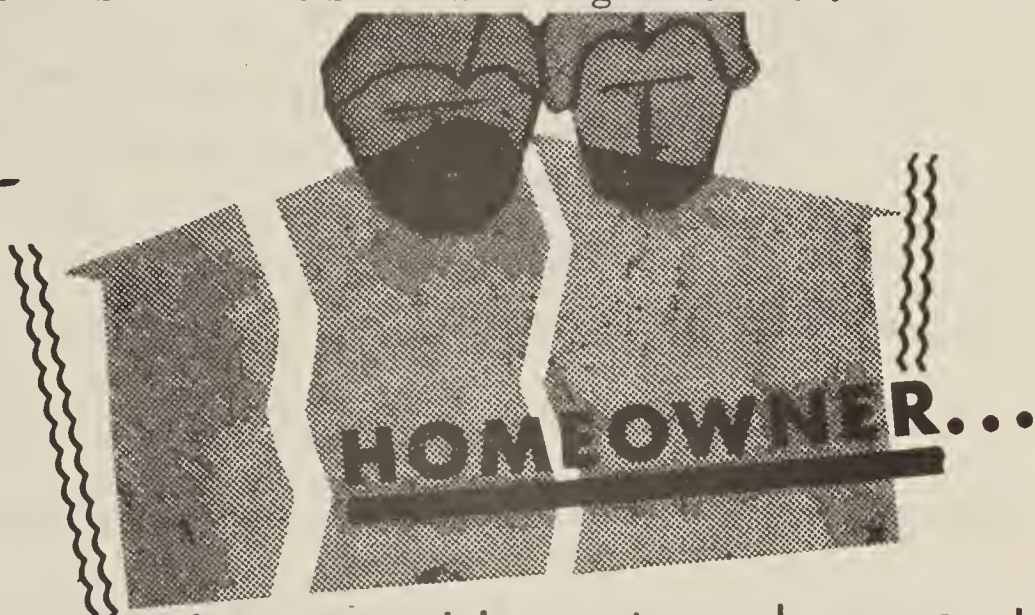
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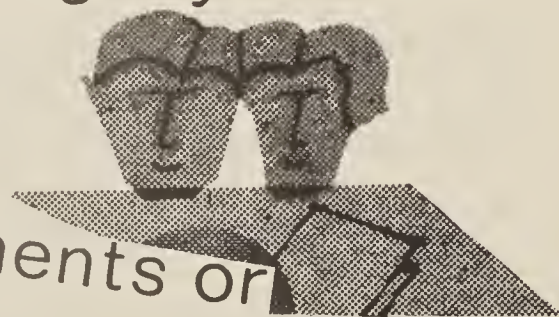
necessary for the guidance of home owners. A booklet titled "Repair Your Home For A Better Toronto" was, therefore, produced and is sent out to all owners when they receive a letter from the Department. The use of this booklet is such that the owner is given some guidance on the type of work required in repairing any part of his property. Along with this publication, the Division also sends a one sheet form advising owners of the do's and dont's in awarding contracts.

Mr. and Mrs-

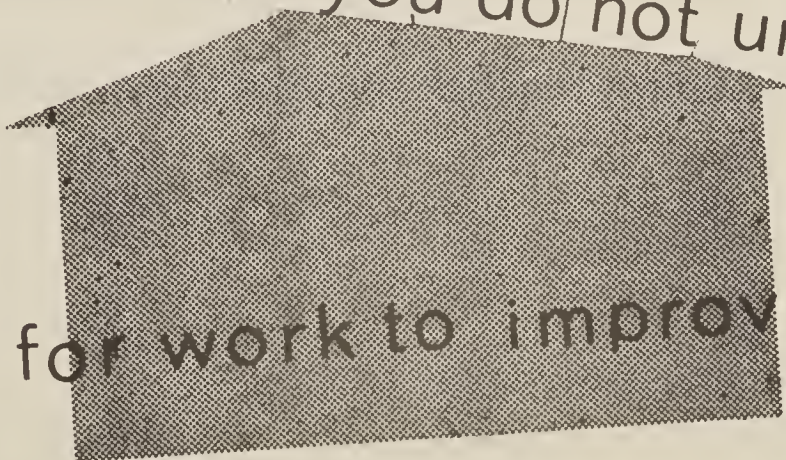


DO meet with your Housing Inspector for advice on improvments, or on how you may correct Housing By-law violations

DO NOT sign Statements or Documents which you do not understand



BEFORE you contract for work to improve your property





Mention was made in the 1966 Annual Report of the procedure used in dealing with owner occupants. Experience has dictated that this procedure be amended slightly, and this has resulted in an improvement in the Division's public relations and in a saving of Inspectors' time. In the initial instance the home owner's attention is drawn to the deficiencies and his co-operation is invited. One month after this letter, instead of a further inspection, a follow-up letter is sent thanking the owner for his co-operation if the work has been completed or reminding him of the original letter. He is informed at this time that a further inspection will be carried out in one month's time. In effect the owner occupant is, therefore, given two months in which to voluntarily comply.

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On the reinspection if the work is well on its way to completion no further action is taken, but if there is no co-operation and there is no apparent reason for withholding action the standard mandatory letter requiring compliance within one month is sent.

URBAN RENEWAL

Building Condition Surveys

Staff of the Division have continued to assist in the scheme preparation phase of the urban renewal programme by carrying out building condition surveys in the Don Vale and Kensington areas of the City. In order to facilitate the work and provide guidelines for the Inspectors, a rehabilitation standard has been prepared. Basically this document deals with the condition of the structural components and major facilities in a dwelling and suggests methods of improvement. It was found desirable to produce this document as the approach in rehabilitation is fundamentally different from that used in Housing inspection work. In Housing violations the owner is required to correct a deficiency such as repairing a leaking roof whereas in rehabilitation it is hoped to encourage the owner not only to repair an existing defect but to consider the permanency of the repair; i.e. under the Housing By-Law the roof may be patched to make it weathertight but might in fact be better completely renewed (rehabilitated) if a degree of permanence is desired.

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The technique used in urban renewal inspections is to carry out a quick interior and exterior inspection indicating a cost to bring the various components to a state of repair which would guarantee a further life of 20 to 25 years at normal maintenance costs. This information is furnished to the Planning Department who then map the areas where difficulty is anticipated in rehabilitation because of these costs and where demolition is contemplated. Thereafter, if it is desired, a detailed examination of the building is carried out showing item by item the estimated cost of labour and material. This latter technique is such that it can be used to give the individual owner an accurate guide to the cost of contracting various parts of the work or the likely cost if he should decide to do some of the rehabilitation work himself. The information at this time does not include any guidance on architectural improvements which might be contemplated by the owner; it being assumed that architectural guidance will be furnished when implementation occurs.

Rehabilitation

Insofar as implementation of rehabilitation in existing projects is concerned, this has been delayed pending completion of projected public improvements. Concern has also been expressed by City Council

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on the unsuitability of existing financial arrangements designed to help property owners improve their properties, but to date no satisfactory arrangements have been suggested by the participating governments. Reliance is being placed solely on the use of the Housing Standards By-Law to obtain minimum compliance coupled with persuasion to encourage owners to reach the higher standard. Due to the lack of suitable financing, it is doubtful whether such an approach will result in any significant improvement in existing properties in the renewal areas.

COURT PROCEEDINGS

With the increase in inspections, there has been a corresponding increase in court action initiated by the Division. This increase, coupled with the inexperience of some of the newer Inspectors in court proceedings, resulted in the Legal Department of the City conducting a mock court for the Inspectors during a two-day period. This training has improved presentation of evidence by the inspection staff.

BY-LAW AMENDMENTS

Two major revisions were made in By-Law 22544 resulting from changed circumstances and information. First of these changes related to the installation of gas appliances, particularly gas stoves in sleeping rooms. The control of such equipment is now dealt with in the Energy

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Act of Ontario, and it was, therefore, not necessary for the Housing By-Law to continue to regulate the placement of such fixtures. In cases where it is felt that the gas appliance is not functioning properly or is not adequately ventilated, the Division refers the matter to the Department of Energy and Resources Management when then arrange for an inspection.

The other change in the by-law resulted from consideration of the occupancy restrictions governing the use of below ground space. Pressure to use all type of accommodation in the City is exceedingly acute, and it was felt that the absolute prohibition of such space which was more than one-half its height from floor to ceiling below grade was, in many instances, depriving the City of much needed accommodation. The provisions in the by-law were, therefore, reviewed, and the restriction relating to depth below grade has been removed. Provisions have, however, been included in the by-law to ensure that such space meets all of the requirements for a habitable room elsewhere in a dwelling.

CO-ORDINATION WITH OTHER DEPARTMENTS, AGENCIES, ETC.

The Division strengthened its liaison with other civic departments and agencies in an attempt to ensure that all available assistance is provided to those affected by Housing Standards enforcement. One of

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the principal problems encountered is the displacement of families who are overcrowding a dwelling or who are asked to vacate by an owner who receives a notice requiring substantial repairs. A system of referral has been devised with the Metropolitan Housing Registry with the Housing Inspector ensuring that the family has or receives necessary housing application forms and returns them to the Registry. Concurrently the Division sends a referral to the Housing Registry who then forward the application to the Toronto Housing Authority or the Ontario Housing Corporation. With this procedure, satisfactory arrangements have been made in the majority of cases to have the affected family rehoused either in public housing or suitable private accommodation.

The problem of financial inability of families to carry out work also continues to be a major difficulty in enforcement. Several techniques have been tried, and one suggests itself as a possible solution taking advantage of organizations outside of the municipal structure. The arrangement referred to was one where a group of ecumenical students as part of a Summer Service Project undertook to assist needy families in complying with Housing By-Law requirements. Although a relatively small operation, its success was such that it has been recommended by

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the City Committee on Housing, Fire and Legislation as an effort worthy of emulation by other public spirited groups.

Assistance in hardship cases is also obtained through liaison with the Public Health Department and the Social Planning Council of Metropolitan Toronto and various Neighbourhood Houses.

DETAIL OF COMPLIANCE

During the year, 7,148 dwelling buildings were brought into compliance with the requirements of the Housing Standards By-Law. Of these dwellings, 3,266 were absentee owned and 4,214 were owner occupied. However, of this latter figure, 291 were income properties occupied by the owner. This breakdown of ownership in complied properties varies considerably from that encountered in the last two years where there was an almost equal split between absentee-owned and owner-occupied premises. The figure reflects the increase in inspections and the fact that the Division is now able to not only inspect the poorer properties in the City but is inspecting in areas which are predominantly owner occupied.

Detail of the type and number of repairs encountered in owner-occupied and absentee-owned properties is shown on the graph and on the following pages. From the graph, it will be seen that both in the exterior and interior condition the average repair required in an

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absentee-owned property is greater than that needed in owner-occupied premises. There are two exceptions to this general rule; these are in chimney repairs to owner-occupied premises and the fact that cellar occupancy is encountered more in such properties. The major exterior repairs encountered in absentee-owned properties relate to eavestroughing, window glass, chimneys and verandahs. Internally, defective plumbing, plaster, use of combustible wallboard and defective electric wiring occupy the most prominent position. In owner-occupied premises, eavestroughing and chimneys on the exterior and plumbing defects and plaster on the interior are the major cause of complaint.

Again this year the requirement in the by-law relating to the installation of a wash hand basin in the same space as a toilet resulted in considerable difficulty in enforcement. The principal difficulty is, of course, the fact that many of the bathrooms in older houses are of insufficient size to accommodate a wash hand basin. The statistics on the following pages show that 193 owner-occupied and 461 absentee-owned properties installed wash hand basins. These figures, however, do not accurately reflect the situation. A policy decision of Council allows that where the space is insufficient and all other items of violation are

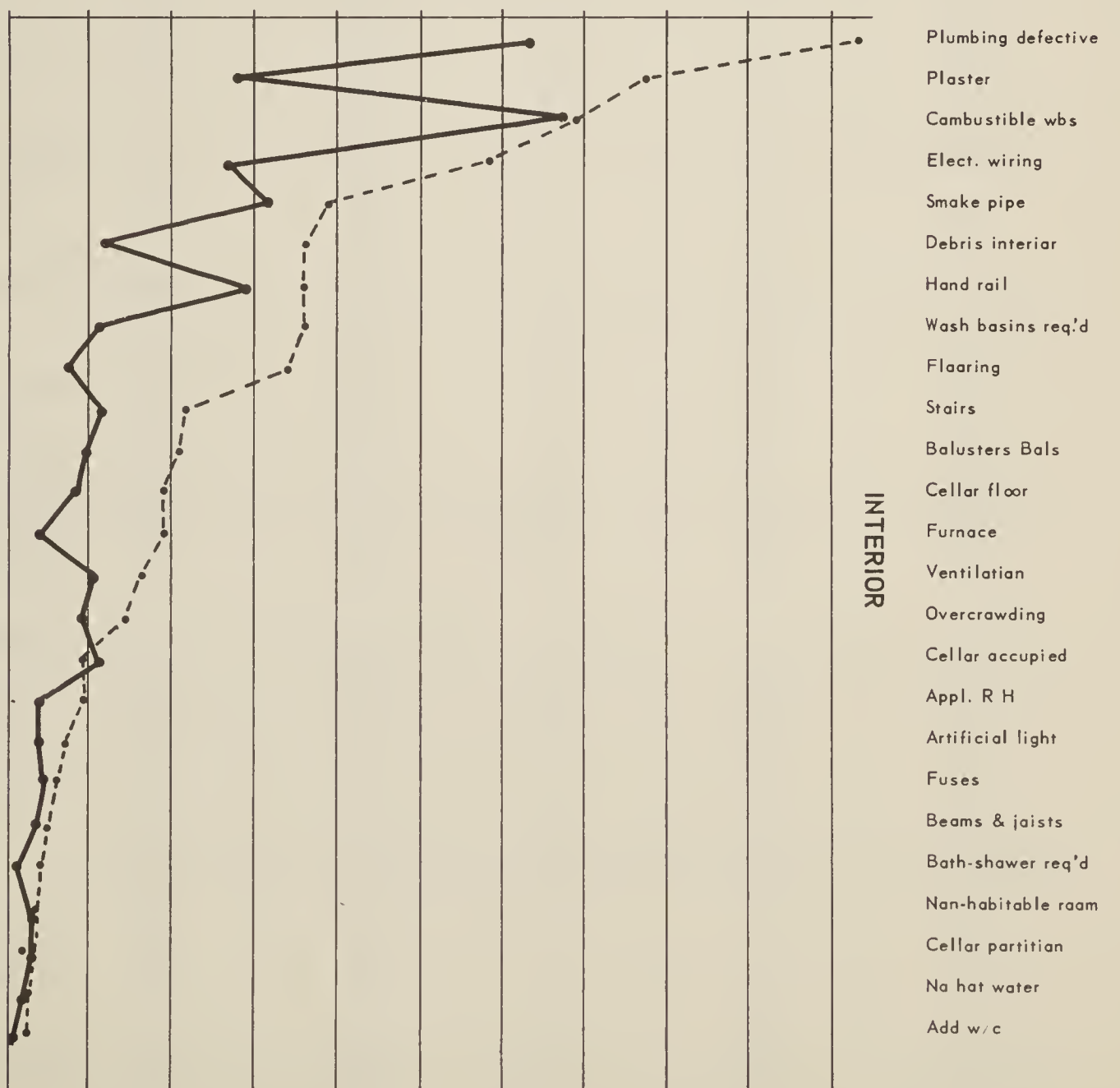
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are corrected a deferment on the installation of the basin may be granted. Such deferments were granted in 407 instances. It is noted that in eight cases where wash hand basins were deferred in 1966 the owners have since installed the required facility. Deferrals are for a one-year period, and a reinspection is made following that period to ensure that the dwelling remains in compliance.

The instance of disrepair between absentee-owned and owner-occupied premises continues to remain fairly constant. In owner-occupied non-income properties the average repair per property was 3.35. In income owner-occupied properties the average repair was 4.65. However, in absentee-owned single-family dwellings and multiple dwellings the average repair per property was 6 and 6.25 respectively.

In obtaining the compliance noted, expenditures in the amount of \$1,838,000 were made by owners to bring their properties into compliance with the requirements of the by-law.



DETAIL OF COMPLIANCE
IN 4, 214 OWNER -OCCUPIED DWELLINGS

	3, 923		291		
	Average 3.35		Average 4.65		
REPAIR	DWELLINGS		MULTIPLE, ROOMING HOUSE, ETC.		TOTAL
	973	2, 950	90	201	
	Carry Over From 1966	Started In 1967	Carry Over From 1966	Started In 1967	
Roof	68	85	8	11	172
Chimney	223	937	26	65	1, 251
Soffit & Fascia	68	88	13	10	179
E. T. & D. P.	276	628	42	40	986
Ext. Brick	133	365	15	37	550
Window Frames	58	60	10	5	133
Window Glass	126	188	18	22	354
Stucco	56	68	2	1	127
Siding	74	78	14	4	170
Foundation Wall	48	125	1	8	182
Verandah	198	321	25	21	565
Steps	153	238	17	24	432
Jack-up	33	27	2	1	63
Door	35	51	14	3	103
Fence	170	312	19	21	522
Garage	106	202	11	24	343
Concrete Walk	64	136	8	13	221
Debris (Exterior)	167	256	23	27	473
Guardrail	119	266	22	39	446
Cellar Partition	8	26	1	2	37
Beams & Joists	20	52	-	4	76
Cellar Floor	40	89	5	8	142
Furnace	24	35	3	3	65
Electric Wiring	114	356	21	37	528
Fuses	2	77	1	5	85
Stairs	75	138	2	8	223
Cellar Occupied	29	126	10	28	193
Smoke Pipe	153	418	9	23	603
Com. Wallboard	344	930	33	51	1, 358
Debris (Interior)	88	122	16	10	236
Def. Plumbing	289	795	57	68	1, 209
Wash Basin req.	47	102	21	23	193
Hot Water	3	9	-	1	13
Bath or Shower	2	8	-	-	10
Ventilation	54	122	14	18	208
Plastering	202	302	33	26	563
Overcrowded	45	91	8	16	160
Baluster & Bal.	58	82	10	2	152
Addit. W. C.	9	4	-	-	13
Handrail	78	463	8	17	566
Barricade	3	-	-	-	3
Floor	54	51	11	7	123
Art. Lighting	16	24	6	2	48
Demolish	43	3	-	1	47
Applic. R. H.	-	1	16	37	54
Non-Hab. Room	4	35	4	4	47
	3, 979	9, 164	579	777	14, 227

DETAIL OF COMPLIANCE
IN 3,266 ABSENTEE-OWNED DWELLING BUILDINGS

	2,758 Average 6		508 Average 6.25		
REPAIR	DWELLINGS		MULTIPLE, ROOMING HOUSE, ETC.		TOTAL
	1,163	1,595	195	313	
	Carry Over From 1966	Started In 1967	Carry Over From 1966	Started In 1967	
Roof	186	185	40	41	452
Chimney	253	395	41	90	779
Soffit & Fascia	152	135	23	33	343
E. T. & D. T.	499	607	98	149	1,353
Ext. Brick.	245	300	62	64	671
Window Frames	244	176	42	27	489
Window Glass	435	397	87	60	979
Stucco	122	88	8	8	226
Siding	157	121	12	4	294
Foundation Wall	109	139	20	22	290
Verandah	346	315	56	52	769
Steps	271	291	67	59	688
Jack-up	70	45	9	4	128
Door	228	158	37	28	451
Fence	251	254	23	35	563
Garage	141	153	21	48	363
Concrete Walk	117	103	19	42	281
Debris (Exterior)	344	352	39	71	806
Guardrail	172	194	66	86	518
Cellar Partition	4	10	8	1	23
Beams & Joists	28	27	5	1	61
Cellar Floor	115	146	16	18	295
Furnace	133	105	18	12	268
Electric Wiring	319	400	57	75	851
Fuses	3	57	-	9	69
Stairs	151	129	24	26	330
Cellar Occupied	34	52	21	18	125
Smoke Pipe	211	239	20	32	502
Comb. Wallboard	372	491	71	87	1,021
Debris (Interior)	204	235	42	52	533
Def. Plumbing	609	670	134	124	1,537
Wash Basin req.	190	220	25	26	461
Hot Water	7	1	-	3	11
Bath or Shower	19	13	7	-	39
Ventilation	71	94	32	28	225
Plastering	461	492	99	89	1,141
Overcrowded	78	84	33	20	215
Baluster & Bal.	132	112	33	22	299
Addit. W. C.	4	7	-	1	12
Handrail	125	309	20	27	481
Barricade	21	28	2	5	56
Floor	179	183	39	39	440
Art. Lighting	27	41	10	6	84
Demolish	123	9	8	9	149
Applic. R. H.	-	65	10	17	92
Non -Hab. Rooms	6	14	2	1	23
	7,968	8,641	1,506	1,671	19,786

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DETAIL OF INSPECTIONS

During the year, the new inspection staff which was employed at the end of 1966 became fully effective. The result has been a substantial increase in the total inspections and compliances obtained by the Division. The increase has also been aided substantially by a reorganization of the districts in which the Inspectors are employed and the new Report Form. All areas of the City are now covered, and in some areas concentrated door-to-door inspections are being carried out. (See detail on section of report dealing with "Door-To-Door Areas".)

As will be seen from the following statistical breakdown and the annual production chart, a comparison between the 1966 and 1967 figures shows that:

- (a) Initial inspections have increased 57% from 6,773 to 10,665.
- (b) Approximately 20% of initial inspections show no violations found.
- (c) There was an increase of 43% in the number of dwellings brought into compliance with the by-law from 4,990 to 7,148.
- (d) The cost of repairs was estimated at \$1,838,546 which is an average of \$257 per dwelling repaired. This is an increase of \$50 over the average cost of last year.

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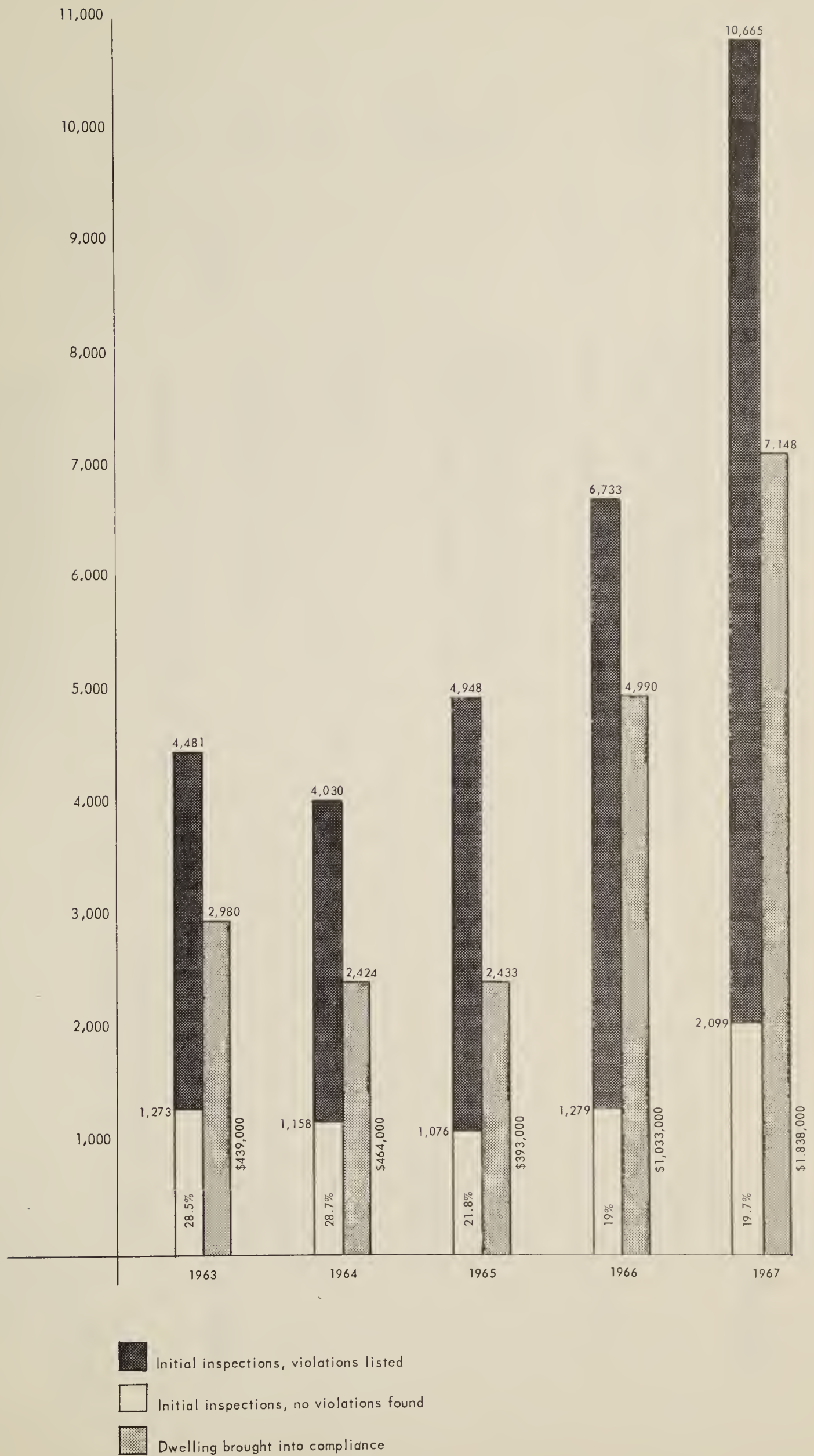
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- (e) The number of dwellings demolished fell from 371 in 1966 to 332 in 1967.
- (f) Demolitions occurred principally because of public urban renewal or private redevelopment activity. One hundred and twenty-three of the demolitions were in urban renewal projects and 149 for private development. In the remaining 60 cases, the end use of the cleared site is not known.
- (g) In 1967 it was only necessary to serve 91 letters on owners to provide guards on vacant dwellings. This corresponds with 260 such letters in 1966. These figures reflect the effectiveness of the Guard By-Law in ensuring either that the building is repaired and re-used for human habitation or is demolished. Few owners appear prepared to expend the money necessary to provide a guard on a twenty-four hour basis.

Legal Action

With the increase in inspections carried out, there was a corresponding increase in the number of summonses issued for non-compliance with the requirements of the by-law. Eight hundred summonses were issued, but in 218 cases the summons was withdrawn prior to the court hearing. The reason for this is that the work was completed satisfactorily or that one owner in a joint ownership was convicted and there was no need to continue against the other owners.

ANNUAL PRODUCTION



1966

53,858

Total Inspections (Initial and Follow-Up)

6,773
- 1,279
+ 3,292

Initial Inspections
No Violations Found on Initial Inspection
Carry Over From Previous Year

10,665
- 2,099
+ 3,425

83,925

1967

8,786

TOTAL DWELLINGS IN VIOLATION

11,991

6,408
255
260
6,923

Notices:
Housing Standards By-Law
Lodging Houses or Multiple Occupancies
Guard and Barricade Letters

8,108
367
91
8,566

(3,568)

Letters:

Letters to Owner Occupants Requesting Voluntary Compliance

(4,916)

4,990
371

Dwellings Complied
Dwellings Demolished

7,148
332

5,361

7,480

1,869
1,556

3,425

NUMBER OF OUTSTANDING FILES AT END OF YEAR:

Absentee Owned 2,019
Owner Occupied 2,492

4,511

10,539
\$1,033,374.
\$ 197,685.
63

Total Letters and Notices Sent
Approximate Cost of Repairs
Approximate Cost of Demolitions
Application for Permits to Convert to Lodging Houses

13,929
\$1,838,546.
\$ 223,560.
99

Average cost of repair \$257

COURT PROCEEDINGS

SUMMONSES

<u>1966</u>		<u>O. O.</u>	<u>1967</u> <u>A. O.</u>	<u>TOTAL</u>
461	<u>TOTAL SUMMONSES ISSUED</u>	163	637	800
136	Withdrawn	40	178	218
	Convicted			
41	Suspended Sentence	23	72 95)	
214	Fines	67	276 343)	438
26	Dismissed	22	64	86
44	To Be Heard	11	47	58 * 1
\$13,330	TOTAL FINES	\$ 2,570	\$16,184 *2	\$18,754
\$42 : \$65	AVERAGE FINE	\$38	\$68	

1. In six cases bench warrants have been issued.
2. In six cases the maximum fine of \$300 was imposed.

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DOOR-TO-DOOR INSPECTION AREAS

The Division continued and expanded its programme of inspecting certain sections of the City on a door-to-door basis. The areas being inspected on this basis are shown on the map at the end of this section.

Area No. 1

Comprises 10,871 dwelling units. It is bounded by Bloor Street-Danforth, Esplanade-Commissioner, Yonge Street and Pape Avenue. The area includes three of the City urban renewal areas; namely, Don Mount in execution, Trefann Court in replanning and Don Vale in the planning phase. These three areas account for 1,986 properties in the total area.

Outside of the urban renewal projects, all of the properties have been inspected once since it was decided to concentrate attention on this particular area in 1964. Reinspection in the area is taking place to ensure continuing compliance with the by-law. In the current year, 1,798 initial inspections were made, 1,716 properties were brought into compliance and 168 were demolished by the owners.

In the urban renewal parts of the area, general building condition surveys were conducted in all of the Don Vale properties, and in 104 instances detailed cost estimates of rehabilitation costs were prepared for property owners.

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NOTE: Number of dwelling buildings obtained from 1962 Planning Board Survey.

In the Don Mount area, the Division has prepared detailed cost estimates for five owners of properties in the rehabilitation portion of the project.

Area No. 2

Bloor Street West, College Street, Bathurst Street and Spadina Avenue. This area contains 1,449 properties. All of the properties were inspected during the years 1965 and 1966. However, conditions are such that it was felt that a reinspection should be undertaken. This was initiated at the end of 1967. Two hundred and seven initial inspections have been carried out, 85 compliances obtained and 14 buildings demolished.

Area No. 3

Queen Street West, the Lakefront, Dovercourt Road and Bathurst Street. This area contains 7,184 dwellings. During 1967, 1,746 inspections were carried out, 1,246 compliances were obtained and 1 building was demolished.

Area No. 3A

Queen Street West, Lakefront, Dovercourt Road and Bathurst Street and this area comprises 743 dwellings. This is a new inspection

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area on which work was commenced in 1967. During the year, 736 initial inspections were made, 557 properties were brought into compliance and 6 were demolished.

Area No. 4

Railroad track to West Toronto Station, Annette Street and Runnymede Road comprising 1,950 dwellings. This is the boundary of the original area which was under inspection in 1966 and 1967. The area has now been extended to include the properties to the north of the railroad track up to St. Clair Avenue between Keele Street and the C.P.R. railroad line. By adopting this boundary, the area being covered includes most of the properties shown in the Metropolitan Toronto Urban Renewal Study as a possible urban renewal area.

During the year, 1,034 initial inspections were made, 598 properties were complied and 2 were demolished.

Area No. 5

This is a new area on which work was commenced during 1967. It is bounded by Danforth Avenue, the Lakefront, Pape Avenue and Coxwell Avenue. It contains 9,973 dwelling units. During the year, 1,553 initial inspections were made, 787 compliances obtained and 2 dwellings demolished.

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Area Nos. 6 and 7

Two further areas of door-to-door inspection were started at the end of the year. Although they are identified in this report by a number, this is done for the sake of convenience in reporting. With the change in the system of operation in the Department, reliance is now being placed on identification of inspection areas using a census tract numbering system. Area No. 6, therefore, will be identified in future Annual Reports by use of census tract numbers 60, 62 and 63. It is bounded by College, Front Street, Spadina Avenue and University Avenue. It includes 1,288 residential properties. Area No. 7 is in effect census tracts 28 and 29. It is bounded by Dundas Street, Dovercourt Road and the C.P.R. right of way. It contains 1,791 dwelling units.

Alexandra Urban Renewal Area

Although not in a door-to-door inspection area, inspections of all of the properties remaining in Kensington to be privately rehabilitated. were carried out during the year to ensure that these properties are maintained in a satisfactory condition until rehabilitation occurs. One hundred and forty-two initial inspections were made, and 25 properties were brought into compliance. Twenty-three properties on which the Division has files were demolished as part of the urban renewal programme.

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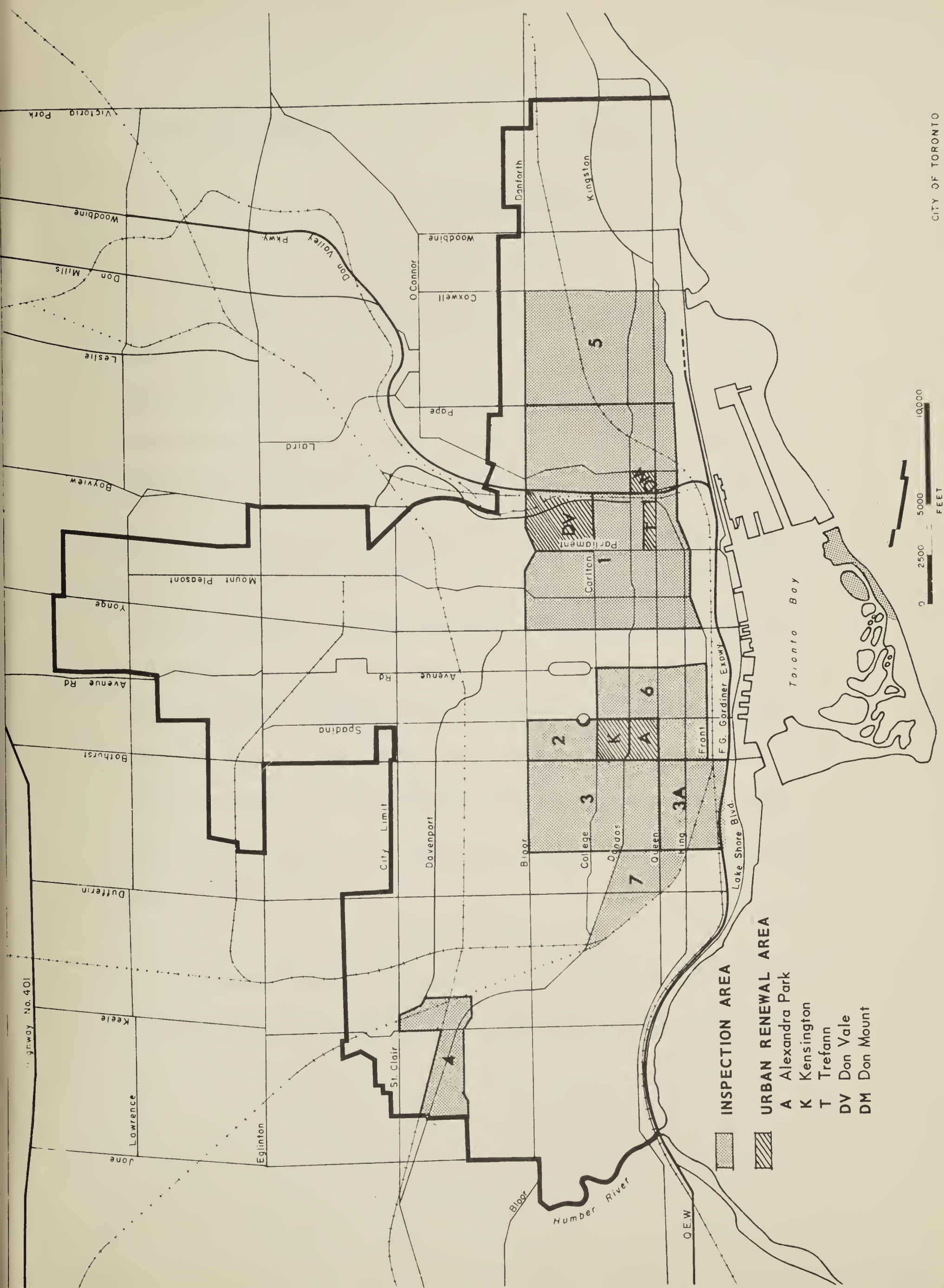
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Kensington

The area contains 868 dwellings and is an urban renewal study area. During the year, 315 initial Housing inspections were made and 352 dwellings were brought into compliance. This latter figure reflects compliance of files started in 1966. In addition to the Housing Standards work, the Division has carried out an initial building condition survey for the information of the Planning Department of all but five properties in the area. There were no requests made during the year for detailed costing of rehabilitation since the plans have not developed to the point where this work is required.

Toronto Island

There are now 296 residential structures on the Island. The Division continued to ensure that the properties were kept up to the health and safety requirements of the Housing By-Law. The majority of the properties were again inspected during the year, and in six instances it was necessary to require additional repairs to those undertaken in 1966 to ensure that the standards were maintained.



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1968 PROSPECTS

A New By-Law

The first major change which should occur in 1968 is the adoption of a revised by-law under the amended provisions of the City of Toronto Act. It is anticipated that this by-law will cover items which can not at present be included such as prevention of deterioration through painting of exposed surfaces, adequacy of electric wiring, tenant responsibility with regard to care of equipment. These changes will be coupled with the formation of a Housing Standards Appeal Committee which must be appointed when a by-law is adopted. The Committee will comprise six persons and have authority to confirm, vary or rescind any order issued by the Department. Following certain procedures in the legislation, it will be possible for the Division to ensure that properties in which the owner is unwilling to carry out the work are brought into compliance with the by-law.

Possible Decentralization

With the reorganization which has taken place in the Division during 1967 and the pressure in the City Hall for space, it is contem-

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plated that it would be not unreasonable to consider decentralization of some of the inspection staff. The revised procedures would allow for such decentralization, but consideration would have to be given to the provision of sufficient supervisory personnel to ensure that the decentralized groups were under adequate control.

A Housing Clinic

With the possibility that tenant responsibility will become part of any by-law adopted under the amended legislation, consideration has been given at an administrative level to the formation of a Housing Clinic. The purpose of such a clinic would be to furnish corrective guidance to persons in violation of such provisions and hopefully to create a climate where the cause of the violation is removed. The difference between this approach and the normal procedure of prosecution is obvious; correction as compared with punishment. Should the present discussions at the official level indicate an interest in this approach by the Federal government from whom it is hoped to obtain a grant, then the matter will be presented to the appropriate Committees of Council for their consideration.

Rehabilitation

Recent decisions of City Council have indicated a slow up in the urban renewal implementation programme. This slow up should not

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materially affect the implementation of existing projects but will cause a gap in the flow of work in those projects where current studies indicate that implementation should commence. It is, therefore, anticipated that the work of the Inspectors involved in urban renewal might swing from the study phase to the implementation phase in say Alexandra Park and Don Mount. However, such activity will depend largely upon the rate of progress in completion of public improvements in these areas.

Increased Inspections

With the increased productivity which has resulted from the introduction of the new inspection and office procedures and which reflects the increases in staff which occurred in 1966, it is anticipated that the rate of inspection will improve again in 1968. The measure of the inspection programme is the number of initial inspections which are carried out, and as will be seen from the body of this report 10,000 such inspections were completed in 1967. It is anticipated that this number will be increased to approximately 12,000 in 1968. The programme is such that the inspection effort is naturally concentrated on the poorer parts of the City, but with current inspection production it is possible to consider extending the programme outside to those areas where conservation action more than repair is required.

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However, it is not felt that this situation will arise for approximately two years, but it has to be given consideration when considering the workload of the staff.

